

# REPORT

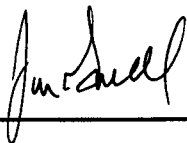
**DATE:** November 2, 2006

**TO:** Community, Economic, and Human Development (CEHD) Committee

**FROM:** Honorable Jon Edney, Chair CEHD Regional Housing Needs Assessment (RHNA) Subcommittee

**SUBJECT:** CEHD RHNA Subcommittee Recommendations for Policy Guidance to Prepare the RHNA Methodology for the Regional Housing Needs Allocation Plan

**EXECUTIVE DIRECTOR'S APPROVAL**



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## **RECOMMENDED ACTION:**

Approve the RHNA Subcommittee policy recommendations regarding the RHNA methodology and direct staff to prepare for Regional Council consideration of the methodology and the draft regional housing need allocation plan upon completion of the upcoming regional public hearing and subregional workshops.

## **SUMMARY:**

The purpose of determining a regional housing needs methodology is to arrive at a regional construction need determination (the 'assessment' in RHNA) which is then allocated by jurisdiction and by income categories, using a 'fair share' adjustment as part of the Housing Needs Allocation Plan.

With significant comments and inputs from the Programs and Plans Technical Advisory Committee (TAC), the CEHD RHNA Subcommittee recommends use of the following methodology to determine the regional housing needs allocation plan:

### 1. Construction Needs for each Jurisdiction (2005-2014):

[Household Growth (2005-2014) + Replacement Needs (1997-2005)] + [Vacancy Rate Adjustment (3.5% = 2.3% for Owner, 5% for Renter)] – adjustments for local jurisdictions where the share of very low and low income household is greater than their county's share of low and very low income household and their vacancy rates are lower than the combined vacancy rate of (3.5%)

### 2. Allocate Construction Needs by Income Category (fair share adjustment):

Each jurisdiction will move 110% towards the county distribution in each of its four income categories.

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For example, based on county median household income in 2000 Census,  
A jurisdiction's income distribution is:

Very low (29.5%), Low (16.8%), Moderate (16.6%), Above moderate (37.1%),

The county distribution is:

Very low (24.7%), Low (15.7%), Moderate (17.1%), Above moderate (42.6%),

The final adjusted allocation for the jurisdiction by income category following the fair share adjustment is:

Very low:  $24.2\% = 29.5\% - (29.5\% - 24.7\%) \times 110\%$

Low:  $15.6\% = 16.8\% - (16.8\% - 15.7\%) \times 110\%$

Moderate:  $17.1\% = 16.6\% - (16.6\% - 17.1\%) \times 110\%$

Above moderate:  $43.1\% = 37.1\% - (37.1\% - 42.6\%) \times 110\%$

## BACKGROUND:

The integrated growth forecast and the four main variables: population, household, housing units, and employment are the starting point for developing the regional transportation plan (RTP), environmental impact report (EIR), Compass blueprint plan, and the regional housing needs assessment (RHNA). The integrated growth forecast incorporates most of the AB 2158 housing planning factors.

There are several components to the RHNA methodology. Data sources and application of RHNA methodology are included in the statute and in the RHNA Pilot Program (e.g. 2000 Census, income distribution, county median income). Several of the 2158 housing planning factors require policy guidance before the methodology can be completed.

The role of the RHNA Subcommittee was to provide this policy guidance. The Subcommittee's work and recommendations to the CEHD are with regard to the following planning factors/policy areas:

- Farmworker housing needs
- Loss of at-risk low-income units
- Housing Cost
- Market Demand
- Fair Share/Over-concentration

### Farmworker Housing Needs

The housing needs of farmworkers are not always included in housing allocation methodology. Farmworker housing needs are concentrated geographically and across farm communities in

specific SCAG region counties and sub areas. The issue of how this would factor into RHNA methodology was discussed at the September 28 RHNA Subcommittee meeting.

The RHNA Subcommittee approved a policy that combines an existing housing need statement with the discretion of local jurisdictions. Thus SCAG will provide the farmworker housing need data for local jurisdictions to adequately plan for such need in preparing their housing elements. These data include:

- Farmworkers by Occupation;
- Farmworkers by Industry;
- Place of Work for Agriculture.

### Loss of At-risk Low-Income Units

The conversion of low-income units into non-low-income uses is not necessarily reflected in housing allocation methodology. The loss of such units affects the proportion of affordable housing needed within a community and the region as a whole. There is an inherent risk of losing more affordable units in any one year than are allocated to be built, which severely impacts local housing accessibility for low-income households. Hence, the RHNA Subcommittee addressed this issue at their September 28 meeting.

The RHNA Subcommittee approved a policy that combines an existing housing need statement with the discretion of local jurisdictions. Thus SCAG will provide the data for this factor for local jurisdictions to adequately plan for the loss of at risk low income units in preparing their housing elements.

### Housing Cost

There are several ways the housing market fluctuates in response to an increase in demand related to population and employment growth. External factors that influence fluctuation include the bidding up in price and cost of homes and apartments, the falling of vacancy rates, the rise of overcrowding in existing units, and the increase in the number of households that pay a disproportionately high level of income on housing, and the diminishing housing and mobility choices. A housing supply response will help correct the market back into equilibrium. Increasing construction activity and vacancy levels can play an important role in relieving the aforementioned demand pressures.

As part of its October 12, 2006 meeting, the RHNA Subcommittee decided to assign more housing to high housing cost jurisdictions relative to lower cost jurisdictions based on vacancy rate differentials as recommended by the TAC. The TAC discussed using the weighted regional vacancy rate of 3.5% (HCD Low scenario) across all jurisdictions to adjust the future vacant unit need, with special adjustments for impacted communities with a high concentration of low income households. For these communities the lower of the Census vacancy rate or the 3.5% vacancy rate will be used. Collectively, this housing stock adjustment will modestly adjust upward housing stock in low vacancy, high housing cost communities versus other jurisdictions based on an ideal healthy market vacancy adjustment consistent with the State HCD low scenario, which assumes an ownership vacancy rate of 2.3% and a renter vacancy rate of 5%.

The consensus of the TAC was that SCAG should use a 3.5% (HCD low scenario) vacancy rate for all jurisdictions broken down by renter and owner-status, rather than the Census 2000 rate of 2.7% for all housing types. For those jurisdictions defined as “impacted” in the categories of low and very-low income groups, the jurisdiction’s respective vacancy rate should be used if they are lower than the 3.5% vacancy rate. The Subcommittee approved using this vacancy rate on October 19, 2006.

## Market Demand

The market demand of housing is identified in state housing law as an AB 2158 factor, which serves as a point of consideration when determining shares of housing need between communities. Although AB 2158 factors may be incorporated into the regional and subregional growth forecast, they cannot be used to lower the regional housing need. The factors must be used to differentiate development suitability between jurisdictions in the 2005 to 2014 housing element planning period.

The Subcommittee concluded that the integrated growth forecast adequate covers this area and decided to consider no further adjustments relating to the market demand for housing and the employment to population relationship.

## Fair Share/Over Concentration

California housing law states that the regional housing allocation methodology must avoid or mitigate the over concentration of income groups in a jurisdiction to achieve its objective of increasing the supply and mix of housing types, tenure, and affordability in an equitable manner, which would result in each jurisdiction receiving an allocation of units for low and very low income households [Govt. Code Section 65584(d) (1)].

Local governments are required to consider the diverse housing needs of all income groups in relation to existing conditions when updating their local housing elements. A RHNA fair share adjustment provides a uniform basis for the income category diversity goals that jurisdictions set to collectively address the housing needs of all economic groups in the region, particularly low and very low income households. Without some adjustment, lower income households would become locked into present conditions by the planning process. The chief objective is to bring communities closer to the county average for the percentage of households that are lower income.

As part of its last meeting held on October 19, 2006, the RHNA Subcommittee decided that each community should close the gap between their current income households distribution and the county median distribution, by specifically adjusting their respective levels to 110% of the county average. The adjustment would fully address the statutory planning requirement to achieve equity by moving to the county income distribution over the 2005-2014 planning period and avoid the further concentration of lower income households in “impacted” communities.

# REPORT

The analysis and application of the Subcommittee's recommendations are included in the attachments to this report:

Attachment A is an analysis of Preliminary Regional Housing Need at the jurisdictional level based on RHNA Subcommittee recommendations to use the 3.5% vacancy rate (2.3% owner and 5% renter)


Attachment B is a listing by jurisdiction showing which jurisdictions have an over concentration of low and very low income households ("impacted" jurisdictions) and a combined vacancy rate of less than 3.5%. These jurisdictions will have an adjustment made to their housing need.

Attachment C illustrates the policy application of the 110% fair share adjustment to further reduce over concentration of low and very low income households.


## **FISCAL IMPACT:**

\$100,000 from the General Fund has been authorized by the Regional Council to begin the implementation of the RHNA Pilot program. Staff will be reporting in December on additional funding that will be required to complete the RHNA Pilot Program.

Reviewed  
by:

  
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Division Manager

Affirmed  
by:

  
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Department Director

**Attachment A: Analysis of Preliminary Regional Housing Needs (2005-2014) Based on RHNA Subcommittee Recommendations: Household Growth (2005-2014) + Replacement Needs (1997-2005) + Vacancy Needs**

*Draft*

COUNTY	Household Growth (2005-2014)	Total Replacement Needs: 2005-2014	Owner Vacancy Rate (2.3%)	Renter Vacancy Rate (5%)	Census Ownership Rate (%)	Total Vacancy Needs	Preliminary Total Housing Needs (2005-2014)
Imperial	14,662	286	2.3%	5.0%	58.3%	522	15,470
Los Angeles	288,755	20,476	2.3%	5.0%	47.9%	11,617	320,848
Orange	61,291	3,416	2.3%	5.0%	61.4%	2,140	66,847
Riverside	173,629	1,754	2.3%	5.0%	68.9%	5,683	181,065
San Bernardino	113,327	3,375	2.3%	5.0%	64.5%	3,917	120,619
Ventura	27,209	354	2.3%	5.0%	67.6%	917	28,480
SCAG	678,873	29,661	2.3%	5.0%	54.8%	24,795	733,329

COUNTY	NEWSR	Household Growth (2005-2014)	Total Replacement Needs: 2005-2014	Owner Vacancy Rate (2.3%)	Renter Vacancy Rate (5%)	Census Ownership Rate (%)	Total Vacancy Needs	Preliminary Total Housing Needs (2005-2014)
Imperial	Imperial County	14,662	286	2.3%	5.0%	58.3%	522	15,470
Los Angeles	North LA	70,687	660	2.3%	5.0%	68.0%	2,384	73,731
Los Angeles	LA City	108,680	9,230	2.3%	5.0%	38.9%	4,872	122,781
Los Angeles	Arroyo Verdugo	6,455	1,129	2.3%	5.0%	44.2%	302	7,887
Los Angeles	San Gabriel Valley Assoc.	52,749	3,469	2.3%	5.0%	58.1%	1,969	58,187
Los Angeles	Westside Cities	2,737	580	2.3%	5.0%	37.3%	131	3,448
Los Angeles	South Bay Cities Assoc.	13,216	3,462	2.3%	5.0%	53.0%	626	17,304
Los Angeles	Gateway Cities	31,197	1,858	2.3%	5.0%	51.6%	1,234	34,288
Los Angeles	Las Virgenes, Conejo COG	3,033	88	2.3%	5.0%	77.0%	100	3,221
Orange	Orange	61,291	3,416	2.3%	5.0%	61.4%	2,140	66,847
Riverside	West Riv. COG	131,595	1,045	2.3%	5.0%	69.4%	4,272	136,912
Riverside	Coachella Valley COG	42,033	709	2.3%	5.0%	67.1%	1,411	44,153
San Bernardino	SANBAG	113,327	3,375	2.3%	5.0%	64.5%	3,917	120,619
Ventura	Ventura COG	27,209	354	2.3%	5.0%	67.6%	917	28,480
	SCAG	678,873	29,661	2.3%	5.0%	54.8%	24,795	733,329

**Attachment A: Analysis of Preliminary Regional Housing Needs (2005-2014) Based on RHNA Subcommittee Recommendations: Household Growth (2005-2014) + Replacement Needs (1997-2005) + Vacancy Needs**

*Draft*

COUNTY	NEWSR	CITY	Household Growth (2005-2014)	Total Replacement Needs: 2005-2014	Owner Vacancy Rate (2.3%)	Renter Vacancy Rate (5%)	Census Ownership Rate (%)	Total Vacancy Needs	Preliminary Total Housing Needs (2005-2014)
Imperial	Imperial Valley Association O	Brawley city	3,245	66	2.3%	5.0%	53.5%	123	3,433
Imperial	Imperial Valley Association O	Calexico city	2,609	54	2.3%	5.0%	55.2%	97	2,760
Imperial	Imperial Valley Association O	Calipatria city	196	2	2.3%	5.0%	60.4%	7	205
Imperial	Imperial Valley Association O	El Centro city	2,001	68	2.3%	5.0%	50.2%	79	2,148
Imperial	Imperial Valley Association O	Holtville city	226	9	2.3%	5.0%	63.7%	8	243
Imperial	Imperial Valley Association O	Imperial city	3,641	6	2.3%	5.0%	71.4%	116	3,763
Imperial	Imperial Valley Association O	Westmorland city	243	4	2.3%	5.0%	50.7%	9	256
Imperial	Imperial Valley Association O	Unincorporated	2,501	77	2.3%	5.0%	70.4%	83	2,661
Los Angeles	North Los Angeles County	Lancaster city	12,828	375	2.3%	5.0%	61.4%	459	13,663
Los Angeles	North Los Angeles County	Palmdale city	17,749	171	2.3%	5.0%	71.0%	573	18,493
Los Angeles	North Los Angeles County	Santa Clarita city	9,267	6	2.3%	5.0%	74.7%	286	9,560
Los Angeles	North Los Angeles County	Unincorporated	30,842	108	2.3%	5.0%	62.6%	1065	32,015
Los Angeles	City Of Los Angeles	Los Angeles city	107,079	9,165	2.3%	5.0%	38.6%	4814	121,058
Los Angeles	City Of Los Angeles	San Fernando city	245	27	2.3%	5.0%	53.9%	10	282
Los Angeles	City Of Los Angeles	Unincorporated	1,356	38	2.3%	5.0%	62.6%	48	1,441
Los Angeles	Arroyo Verdugo	Burbank city	3,309	457	2.3%	5.0%	43.5%	151	3,916
Los Angeles	Arroyo Verdugo	Glendale city	2,603	538	2.3%	5.0%	38.4%	130	3,271
Los Angeles	Arroyo Verdugo	La Canada Flintridge city	121	114	2.3%	5.0%	90.1%	6	241
Los Angeles	Arroyo Verdugo	Unincorporated	423	20	2.3%	5.0%	62.6%	15	459
Los Angeles	San Gabriel Valley Associatic	Alhambra city	2,117	110	2.3%	5.0%	39.2%	92	2,319
Los Angeles	San Gabriel Valley Associatic	Arcadia city	1,270	853	2.3%	5.0%	62.3%	73	2,196
Los Angeles	San Gabriel Valley Associatic	Azusa city	1,139	11	2.3%	5.0%	50.5%	44	1,193
Los Angeles	San Gabriel Valley Associatic	Baldwin Park city	595	143	2.3%	5.0%	61.0%	26	764
Los Angeles	San Gabriel Valley Associatic	Bradbury city	31	4	2.3%	5.0%	91.5%	1	36
Los Angeles	San Gabriel Valley Associatic	Claremont city	424	38	2.3%	5.0%	66.7%	15	478
Los Angeles	San Gabriel Valley Associatic	Covina city	1,984	22	2.3%	5.0%	58.4%	71	2,077
Los Angeles	San Gabriel Valley Associatic	Diamond Bar city	1,317	0	2.3%	5.0%	82.6%	38	1,355
Los Angeles	San Gabriel Valley Associatic	Duarte city	365	96	2.3%	5.0%	71.0%	15	476
Los Angeles	San Gabriel Valley Associatic	El Monte city	2,333	240	2.3%	5.0%	41.0%	105	2,678
Los Angeles	San Gabriel Valley Associatic	Glendora city	855	45	2.3%	5.0%	73.6%	28	928
Los Angeles	San Gabriel Valley Associatic	Industry city	0	6	2.3%	5.0%	39.7%	0	6
Los Angeles	San Gabriel Valley Associatic	Irwindale city	68	5	2.3%	5.0%	63.3%	2	75
Los Angeles	San Gabriel Valley Associatic	La Puente city	1,198	8	2.3%	5.0%	60.9%	42	1,248

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**Attachment A: Analysis of Preliminary Regional Housing Needs (2005-2014) Based on RHNA Subcommittee Recommendations: Household Growth (2005-2014) + Replacement Needs (1997-2005) + Vacancy Needs**

*Draft*

COUNTY	NEWSR	CITY	Household Growth (2005-2014)	Total Replacement Needs: 2005-2014	Owner Vacancy Rate (2.3%)	Renter Vacancy Rate (5%)	Census Ownership Rate (%)	Total Vacancy Needs	Preliminary Total Housing Needs (2005-2014)
Los Angeles	San Gabriel Valley Associatic	La Verne city	2,232	179	2.3%	5.0%	77.5%	73	2,484
Los Angeles	San Gabriel Valley Associatic	Monrovia city	427	130	2.3%	5.0%	47.9%	22	578
Los Angeles	San Gabriel Valley Associatic	Montebello city	597	16	2.3%	5.0%	47.5%	24	636
Los Angeles	San Gabriel Valley Associatic	Monterey Park city	1,160	258	2.3%	5.0%	54.0%	52	1,470
Los Angeles	San Gabriel Valley Associatic	Pasadena city	2,774	95	2.3%	5.0%	45.8%	113	2,982
Los Angeles	San Gabriel Valley Associatic	Pomona city	4,304	23	2.3%	5.0%	57.3%	156	4,482
Los Angeles	San Gabriel Valley Associatic	Rosemead city	634	164	2.3%	5.0%	48.8%	31	829
Los Angeles	San Gabriel Valley Associatic	San Dimas city	3,575	21	2.3%	5.0%	73.7%	112	3,709
Los Angeles	San Gabriel Valley Associatic	San Gabriel city	1,479	127	2.3%	5.0%	47.6%	62	1,669
Los Angeles	San Gabriel Valley Associatic	San Marino city	2	25	2.3%	5.0%	91.6%	1	28
Los Angeles	San Gabriel Valley Associatic	Sierra Madre city	194	23	2.3%	5.0%	62.6%	7	225
Los Angeles	San Gabriel Valley Associatic	South El Monte city	179	19	2.3%	5.0%	49.0%	8	206
Los Angeles	San Gabriel Valley Associatic	South Pasadena city	144	24	2.3%	5.0%	44.1%	7	175
Los Angeles	San Gabriel Valley Associatic	Temple City city	592	477	2.3%	5.0%	63.1%	37	1,106
Los Angeles	San Gabriel Valley Associatic	Walnut city	941	9	2.3%	5.0%	88.9%	25	976
Los Angeles	San Gabriel Valley Associatic	West Covina city	3,538	25	2.3%	5.0%	66.5%	119	3,682
Los Angeles	San Gabriel Valley Associatic	Unincorporated	16,281	273	2.3%	5.0%	62.6%	570	17,124
Los Angeles	Westside Cities	Beverly Hills city	302	125	2.3%	5.0%	43.4%	17	444
Los Angeles	Westside Cities	Culver City city	471	10	2.3%	5.0%	54.4%	18	499
Los Angeles	Westside Cities	Santa Monica city	290	351	2.3%	5.0%	29.8%	28	669
Los Angeles	Westside Cities	West Hollywood city	524	58	2.3%	5.0%	21.6%	27	609
Los Angeles	Westside Cities	Unincorporated	1,149	36	2.3%	5.0%	62.6%	41	1,226
Los Angeles	South Bay Cities Association	Carson city	1,745	35	2.3%	5.0%	77.9%	53	1,833
Los Angeles	South Bay Cities Association	El Segundo city	166	44	2.3%	5.0%	41.6%	9	219
Los Angeles	South Bay Cities Association	Gardena city	2,100	48	2.3%	5.0%	47.3%	83	2,231
Los Angeles	South Bay Cities Association	Hawthorne city	873	29	2.3%	5.0%	25.9%	41	942
Los Angeles	South Bay Cities Association	Hermosa Beach city	0	552	2.3%	5.0%	42.9%	22	574
Los Angeles	South Bay Cities Association	Inglewood city	2,060	430	2.3%	5.0%	36.3%	105	2,594
Los Angeles	South Bay Cities Association	Lawndale city	407	62	2.3%	5.0%	33.2%	20	489
Los Angeles	South Bay Cities Association	Lomita city	272	60	2.3%	5.0%	46.7%	13	345
Los Angeles	South Bay Cities Association	Manhattan Beach city	45	835	2.3%	5.0%	65.1%	30	909
Los Angeles	South Bay Cities Association	Palos Verdes Estates city	14	66	2.3%	5.0%	90.5%	2	82
Los Angeles	South Bay Cities Association	Rancho Palos Verdes city	307	0	2.3%	5.0%	81.6%	9	315

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**Attachment A: Analysis of Preliminary Regional Housing Needs (2005-2014) Based on RHNA Subcommittee Recommendations: Household Growth (2005-2014) + Replacement Needs (1997-2005) + Vacancy Needs**

*Draft*

COUNTY	NEWSR	CITY	Household Growth (2005-2014)	Total Replacement Needs: 2005-2014	Owner Vacancy Rate (2.3%)	Renter Vacancy Rate (5%)	Census Ownership Rate (%)	Total Vacancy Needs	Preliminary Total Housing Needs (2005-2014)
Los Angeles	South Bay Cities Association	Redondo Beach city	2,058	902	2.3%	5.0%	49.5%	113	3,073
Los Angeles	South Bay Cities Association	Rolling Hills city	10	13	2.3%	5.0%	95.3%	1	24
Los Angeles	South Bay Cities Association	Rolling Hills Estates city	16	10	2.3%	5.0%	91.1%	1	27
Los Angeles	South Bay Cities Association	Torrance city	1,590	286	2.3%	5.0%	56.0%	68	1,945
Los Angeles	South Bay Cities Association	Unincorporated	1,554	90	2.3%	5.0%	62.6%	57	1,701
Los Angeles	Gateway Cities	Artesia city	126	38	2.3%	5.0%	56.4%	6	170
Los Angeles	Gateway Cities	Avalon city	220	21	2.3%	5.0%	27.6%	11	251
Los Angeles	Gateway Cities	Bell city	44	9	2.3%	5.0%	30.9%	2	55
Los Angeles	Gateway Cities	Bellflower city	843	185	2.3%	5.0%	40.3%	42	1,070
Los Angeles	Gateway Cities	Bell Gardens city	35	84	2.3%	5.0%	23.8%	5	125
Los Angeles	Gateway Cities	Cerritos city	93	3	2.3%	5.0%	83.5%	3	98
Los Angeles	Gateway Cities	Commerce city	49	13	2.3%	5.0%	47.4%	2	65
Los Angeles	Gateway Cities	Compton city	12	58	2.3%	5.0%	56.3%	3	72
Los Angeles	Gateway Cities	Cudahy city	335	50	2.3%	5.0%	17.4%	18	404
Los Angeles	Gateway Cities	Downey city	950	115	2.3%	5.0%	51.8%	40	1,105
Los Angeles	Gateway Cities	Hawaiian Gardens city	137	11	2.3%	5.0%	45.1%	6	154
Los Angeles	Gateway Cities	Huntington Park city	935	50	2.3%	5.0%	27.4%	44	1,029
Los Angeles	Gateway Cities	La Habra Heights city	370	8	2.3%	5.0%	94.2%	10	387
Los Angeles	Gateway Cities	Lakewood city	668	17	2.3%	5.0%	72.0%	22	707
Los Angeles	Gateway Cities	La Mirada city	2,591	73	2.3%	5.0%	82.0%	77	2,741
Los Angeles	Gateway Cities	Long Beach city	10,532	477	2.3%	5.0%	41.0%	448	11,457
Los Angeles	Gateway Cities	Lynwood city	304	155	2.3%	5.0%	47.1%	18	477
Los Angeles	Gateway Cities	Maywood city	1	22	2.3%	5.0%	29.4%	1	24
Los Angeles	Gateway Cities	Norwalk city	284	45	2.3%	5.0%	65.8%	11	340
Los Angeles	Gateway Cities	Paramount city	1,189	70	2.3%	5.0%	42.9%	51	1,309
Los Angeles	Gateway Cities	Pico Rivera city	988	7	2.3%	5.0%	70.4%	32	1,027
Los Angeles	Gateway Cities	Santa Fe Springs city	430	11	2.3%	5.0%	62.9%	15	456
Los Angeles	Gateway Cities	Signal Hill city	225	49	2.3%	5.0%	47.0%	11	285
Los Angeles	Gateway Cities	South Gate city	1,568	32	2.3%	5.0%	46.9%	62	1,662
Los Angeles	Gateway Cities	Vernon city	0	0	2.3%	5.0%	16.0%	0	0
Los Angeles	Gateway Cities	Whittier city	1,205	29	2.3%	5.0%	57.8%	44	1,279
Los Angeles	Gateway Cities	Unincorporated	7,064	226	2.3%	5.0%	62.6%	251	7,541
Los Angeles	Las Virgenes	Agoura Hills city	108	1	2.3%	5.0%	83.8%	3	112

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**Attachment A: Analysis of Preliminary Regional Housing Needs (2005-2014) Based on RHNA Subcommittee Recommendations: Household Growth (2005-2014) + Replacement Needs (1997-2005) + Vacancy Needs**

*Draft*

COUNTY	NEWSR	CITY	Household Growth (2005-2014)	Total Replacement Needs: 2005-2014	Owner Vacancy Rate (2.3%)	Renter Vacancy Rate (5%)	Census Ownership Rate (%)	Total Vacancy Needs	Preliminary Total Housing Needs (2005-2014)
Los Angeles	Las Virgenes	Calabasas city	844	1	2.3%	5.0%	80.6%	25	870
Los Angeles	Las Virgenes	Hidden Hills city	21	14	2.3%	5.0%	96.5%	1	36
Los Angeles	Las Virgenes	Malibu city	380	51	2.3%	5.0%	72.8%	14	445
Los Angeles	Las Virgenes	Westlake Village city	49	1	2.3%	5.0%	87.8%	1	52
Los Angeles	Las Virgenes	Unincorporated	1,630	20	2.3%	5.0%	62.6%	57	1,706
Orange	Orange County	Aliso Viejo city	1,330	0	2.3%	5.0%	66.4%	44	1,374
Orange	Orange County	Anaheim city	2,868	190	2.3%	5.0%	50.0%	116	3,174
Orange	Orange County	Brea city	1,408	41	2.3%	5.0%	64.2%	49	1,498
Orange	Orange County	Buena Park city	872	62	2.3%	5.0%	57.1%	34	967
Orange	Orange County	Costa Mesa city	1,462	82	2.3%	5.0%	40.5%	63	1,607
Orange	Orange County	Cypress city	648	40	2.3%	5.0%	69.4%	22	710
Orange	Orange County	Dana Point city	481	120	2.3%	5.0%	62.0%	21	622
Orange	Orange County	Fountain Valley city	680	11	2.3%	5.0%	74.7%	21	713
Orange	Orange County	Fullerton city	1,886	66	2.3%	5.0%	53.9%	72	2,024
Orange	Orange County	Garden Grove city	939	49	2.3%	5.0%	59.6%	35	1,023
Orange	Orange County	Huntington Beach city	2,199	68	2.3%	5.0%	60.6%	79	2,347
Orange	Orange County	Irvine city	5,567	0	2.3%	5.0%	60.0%	196	5,763
Orange	Orange County	Laguna Beach city	497	55	2.3%	5.0%	60.1%	19	572
Orange	Orange County	Laguna Hills city	252	3	2.3%	5.0%	75.2%	8	263
Orange	Orange County	Laguna Niguel city	489	53	2.3%	5.0%	75.0%	17	559
Orange	Orange County	Laguna Woods city	216	0	2.3%	5.0%	84.9%	6	222
Orange	Orange County	La Habra city	163	6	2.3%	5.0%	56.6%	6	176
Orange	Orange County	Lake Forest city	317	2	2.3%	5.0%	72.0%	10	329
Orange	Orange County	La Palma city	57	1	2.3%	5.0%	74.1%	2	60
Orange	Orange County	Los Alamitos city	48	19	2.3%	5.0%	45.2%	3	69
Orange	Orange County	Mission Viejo city	667	1	2.3%	5.0%	81.4%	19	688
Orange	Orange County	Newport Beach city	3,108	831	2.3%	5.0%	55.7%	144	4,082
Orange	Orange County	Orange city	1,336	62	2.3%	5.0%	62.6%	48	1,446
Orange	Orange County	Placentia city	635	17	2.3%	5.0%	69.0%	21	673
Orange	Orange County	Rancho Santa Margarita city	335	6	2.3%	5.0%	78.3%	10	352
Orange	Orange County	San Clemente city	1,924	0	2.3%	5.0%	62.4%	66	1,990
Orange	Orange County	San Juan Capistrano city	447	2	2.3%	5.0%	78.9%	13	463
Orange	Orange County	Santa Ana city	1,064	177	2.3%	5.0%	49.3%	48	1,289

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**Attachment A: Analysis of Preliminary Regional Housing Needs (2005-2014) Based on RHNA Subcommittee Recommendations: Household Growth (2005-2014) + Replacement Needs (1997-2005) + Vacancy Needs**

*Draft*

COUNTY	NEWSR	CITY	Household Growth (2005-2014)	Total Replacement Needs: 2005-2014	Owner Vacancy Rate (2.3%)	Renter Vacancy Rate (5%)	Census Ownership Rate (%)	Total Vacancy Needs	Preliminary Total Housing Needs (2005-2014)
Orange	Orange County	Seal Beach city	453	64	2.3%	5.0%	76.4%	16	533
Orange	Orange County	Stanton city	1,425	12	2.3%	5.0%	48.9%	55	1,492
Orange	Orange County	Tustin city	1,370	1,067	2.3%	5.0%	49.6%	93	2,530
Orange	Orange County	Villa Park city	27	2	2.3%	5.0%	97.1%	1	30
Orange	Orange County	Westminster city	377	20	2.3%	5.0%	60.2%	14	411
Orange	Orange County	Yorba Linda city	1,594	52	2.3%	5.0%	84.7%	46	1,692
Orange	Orange County	Unincorporated	24,148	235	2.3%	5.0%	79.2%	721	25,104
Riverside	Western Riverside Council Of	Banning city	2,528	47	2.3%	5.0%	72.0%	82	2,657
Riverside	Western Riverside Council Of	Beaumont city	7,221	22	2.3%	5.0%	54.0%	267	7,511
Riverside	Western Riverside Council Of	Calimesa city	2,687	8	2.3%	5.0%	83.0%	77	2,772
Riverside	Western Riverside Council Of	Canyon Lake city	242	1	2.3%	5.0%	88.1%	7	250
Riverside	Western Riverside Council Of	Corona city	2,867	91	2.3%	5.0%	67.5%	98	3,055
Riverside	Western Riverside Council Of	Hemet city	17,843	31	2.3%	5.0%	64.6%	605	18,479
Riverside	Western Riverside Council Of	Lake Elsinore city	4,512	78	2.3%	5.0%	64.6%	155	4,746
Riverside	Western Riverside Council Of	Moreno Valley city	7,286	89	2.3%	5.0%	71.1%	236	7,611
Riverside	Western Riverside Council Of	Murrieta city	9,433	27	2.3%	5.0%	79.7%	279	9,739
Riverside	Western Riverside Council Of	Norco city	953	21	2.3%	5.0%	82.3%	28	1,002
Riverside	Western Riverside Council Of	Perris city	4,885	21	2.3%	5.0%	68.1%	161	5,067
Riverside	Western Riverside Council Of	Riverside city	16,248	279	2.3%	5.0%	56.6%	597	17,125
Riverside	Western Riverside Council Of	San Jacinto city	2,641	24	2.3%	5.0%	71.0%	85	2,750
Riverside	Western Riverside Council Of	Temecula city	4,503	14	2.3%	5.0%	73.4%	141	4,659
Riverside	Western Riverside Council Of	Unincorporated	47,745	292	2.3%	5.0%	76.8%	1455	49,491
Riverside	Coachella Valley Associaton	Blythe city	1,012	150	2.3%	5.0%	56.9%	42	1,204
Riverside	Coachella Valley Associaton	Cathedral City city	6,489	199	2.3%	5.0%	65.2%	225	6,913
Riverside	Coachella Valley Associaton	Coachella city	1,688	16	2.3%	5.0%	60.9%	60	1,764
Riverside	Coachella Valley Associaton	Desert Hot Springs city	4,414	35	2.3%	5.0%	47.2%	173	4,622
Riverside	Coachella Valley Associaton	Indian Wells city	552	14	2.3%	5.0%	88.6%	15	582
Riverside	Coachella Valley Associaton	Indio city	4,907	3	2.3%	5.0%	56.2%	178	5,088
Riverside	Coachella Valley Associaton	La Quinta city	3,175	68	2.3%	5.0%	81.5%	94	3,337
Riverside	Coachella Valley Associaton	Palm Desert city	4,600	55	2.3%	5.0%	66.9%	154	4,809
Riverside	Coachella Valley Associaton	Palm Springs city	2,099	26	2.3%	5.0%	60.8%	74	2,200
Riverside	Coachella Valley Associaton	Rancho Mirage city	3,197	76	2.3%	5.0%	83.0%	93	3,367
Riverside	Coachella Valley Associaton	Unincorporated	9,899	67	2.3%	5.0%	76.8%	302	10,268

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**Attachment A: Analysis of Preliminary Regional Housing Needs (2005-2014) Based on RHNA Subcommittee Recommendations: Household Growth (2005-2014) + Replacement Needs (1997-2005) + Vacancy Needs**

*Draft*

COUNTY	NEWSR	CITY	Household Growth (2005-2014)	Total Replacement Needs: 2005-2014	Owner Vacancy Rate (2.3%)	Renter Vacancy Rate (5%)	Census Ownership Rate (%)	Total Vacancy Needs	Preliminary Total Housing Needs (2005- 2014)
San Bernardino	SANBAG	Adelanto city	3,041	54	2.3%	5.0%	63.8%	105	3,200
San Bernardino	SANBAG	Apple Valley town	6,598	30	2.3%	5.0%	70.0%	214	6,842
San Bernardino	SANBAG	Barstow city	2,127	39	2.3%	5.0%	54.1%	80	2,246
San Bernardino	SANBAG	Big Bear Lake city	428	70	2.3%	5.0%	63.0%	17	515
San Bernardino	SANBAG	Chino city	3,174	100	2.3%	5.0%	68.7%	107	3,381
San Bernardino	SANBAG	Chino Hills city	2,194	4	2.3%	5.0%	84.8%	61	2,259
San Bernardino	SANBAG	Colton city	4,692	29	2.3%	5.0%	52.0%	177	4,898
San Bernardino	SANBAG	Fontana city	10,498	137	2.3%	5.0%	68.1%	349	10,984
San Bernardino	SANBAG	Grand Terrace city	493	5	2.3%	5.0%	65.0%	17	515
San Bernardino	SANBAG	Hesperia city	13,173	19	2.3%	5.0%	72.3%	417	13,608
San Bernardino	SANBAG	Highland city	3,081	110	2.3%	5.0%	66.6%	106	3,297
San Bernardino	SANBAG	Loma Linda city	1,815	9	2.3%	5.0%	38.3%	76	1,900
San Bernardino	SANBAG	Montclair city	398	26	2.3%	5.0%	60.6%	15	439
San Bernardino	SANBAG	Needles city	0	15	2.3%	5.0%	56.9%	1	16
San Bernardino	SANBAG	Ontario city	11,221	170	2.3%	5.0%	57.6%	409	11,800
San Bernardino	SANBAG	Rancho Cucamonga city	6,492	67	2.3%	5.0%	70.2%	211	6,770
San Bernardino	SANBAG	Redlands city	2,407	59	2.3%	5.0%	60.4%	86	2,553
San Bernardino	SANBAG	Rialto city	2,885	30	2.3%	5.0%	68.4%	95	3,010
San Bernardino	SANBAG	San Bernardino city	2,574	766	2.3%	5.0%	52.4%	125	3,465
San Bernardino	SANBAG	Twentynine Palms city	1,710	15	2.3%	5.0%	43.3%	69	1,794
San Bernardino	SANBAG	Upland city	4,027	22	2.3%	5.0%	58.9%	144	4,193
San Bernardino	SANBAG	Victorville city	4,340	26	2.3%	5.0%	65.1%	147	4,513
San Bernardino	SANBAG	Yucaipa city	3,612	86	2.3%	5.0%	74.2%	115	3,813
San Bernardino	SANBAG	Yucca Valley town	729	13	2.3%	5.0%	68.0%	24	766
San Bernardino	SANBAG	Unincorporated	21,618	1,474	2.3%	5.0%	69.3%	750	23,841
Ventura	Ventura Council Of Governm	Camarillo city	4,675	31	2.3%	5.0%	73.5%	147	4,853
Ventura	Ventura Council Of Governm	Fillmore city	577	11	2.3%	5.0%	63.2%	20	608
Ventura	Ventura Council Of Governm	Moorpark city	888	25	2.3%	5.0%	82.1%	26	939
Ventura	Ventura Council Of Governm	Ojai city	366	4	2.3%	5.0%	58.4%	13	383
Ventura	Ventura Council Of Governm	Oxnard city	7,045	45	2.3%	5.0%	57.3%	255	7,345
Ventura	Ventura Council Of Governm	Port Hueneme city	492	5	2.3%	5.0%	49.1%	19	516
Ventura	Ventura Council Of Governm	Buenaventura (Ventura) cit	3,247	57	2.3%	5.0%	58.7%	118	3,422
Ventura	Ventura Council Of Governm	Santa Paula city	1,771	21	2.3%	5.0%	57.7%	64	1,856

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**Attachment A: Analysis of Preliminary Regional Housing Needs (2005-2014) Based on RHNA Subcommittee Recommendations: Household Growth (2005-2014) + Replacement Needs (1997-2005) + Vacancy Needs**

Draft

COUNTY	NEWSR	CITY	Household Growth (2005-2014)	Total Replacement Needs: 2005-2014	Owner Vacancy Rate (2.3%)	Renter Vacancy Rate (5%)	Census Ownership Rate (%)	Total Vacancy Needs	Preliminary Total Housing Needs (2005-2014)
Ventura	Ventura Council Of Governm	Simi Valley city	4,885	52	2.3%	5.0%	77.6%	148	5,086
Ventura	Ventura Council Of Governm	Thousand Oaks city	1,017	23	2.3%	5.0%	75.3%	32	1,072
Ventura	Ventura Council Of Governm	Unincorporated	2,247	80	2.3%	5.0%	70.9%	74	2,401

**Attachment B: Share of Low and Very Low Income Households at the Jurisdictional Level (Using County MHI) and Analysis of Impacts on Housing Needs of Low Income Jurisdictions Resulting in an Adjustment to the Total Housing Needs**

*Draft*

COUNTY	NEWSR	COUNTY	Share of low and very low income households	if city > county, then 1, else 0	Impacts on Housing Needs of Low Income Jurisdictions*
		Imperial	41.2%		-88
		Los Angeles	40.4%		-2,020
		Orange	39.2%		-294
		Riverside	39.7%		-528
		San Bernardino	39.5%		-5
		Ventura	39.0%		-290
		SCAG	40.0%		-3,224

COUNTY	NEWSR	Share of low and very low income households	if city > county, then 1, else 0	Impacts on Housing Needs of Low Income Jurisdictions*
Imperial	Imperial County			-88
Los Angeles	North LA			0
Los Angeles	LA City			-1,396
Los Angeles	Arroyo Verdugo			-82
Los Angeles	San Gabriel Valley Asoc.			-260
Los Angeles	Westside Cities			-13
Los Angeles	South Bay Cities Assoc.			-91
Los Angeles	Gateway Cities			-177
Los Angeles	Las Virgenes, Conejo COG			0
Orange	Orange			-294
Riverside	West Riv. COG			-507
Riverside	Coachella Valley COG			-21
San Bernardino	SANBAG			-5
Ventura	Ventura COG			-290
	SCAG			-3,224

**Attachment B: Share of Low and Very Low Income Households at the Jurisdictional Level (Using County MHI) and Analysis of Impacts on Housing Needs of Low Income Jurisdictions Resulting in an Adjustment to the Total Housing Needs**

<i>Draft</i>			Impacts on Housing Needs of Low Income Jurisdictions*		
COUNTY	NEWSR	CITY	Share of low and very low income households	if city > county, then 1. else 0	
Imperial	Imperial Valley Associati	Brawley city	42.8%	1	-17
Imperial	Imperial Valley Associati	Calexico city	45.4%	1	-70
Imperial	Imperial Valley Associati	Calipatria city	43.3%	1	-1
Imperial	Imperial Valley Associati	El Centro city	39.8%	0	0
Imperial	Imperial Valley Associati	Holtville city	36.0%	0	0
Imperial	Imperial Valley Associati	Imperial city	23.0%	0	0
Imperial	Imperial Valley Associati	Westmorland city	52.0%	1	0
Imperial	Imperial Valley Associati	Unincorporated	43.2%	1	0
Los Angeles	North Los Angeles Count	Lancaster city	41.6%	1	0
Los Angeles	North Los Angeles Count	Palmdale city	34.9%	0	0
Los Angeles	North Los Angeles Count	Santa Clarita city	20.3%	0	0
Los Angeles	North Los Angeles Count	Unincorporated	36.9%	0	0
Los Angeles	City Of Los Angeles	Los Angeles city	46.3%	1	-1,390
Los Angeles	City Of Los Angeles	San Fernando city	42.4%	1	-6
Los Angeles	City Of Los Angeles	Unincorporated	36.9%	0	0
Los Angeles	Arroyo Verdugo	Burbank city	34.6%	0	0
Los Angeles	Arroyo Verdugo	Glendale city	40.9%	1	-82
Los Angeles	Arroyo Verdugo	La Canada Flintridge city	12.9%	0	0
Los Angeles	Arroyo Verdugo	Unincorporated	36.9%	0	0
Los Angeles	San Gabriel Valley Assoc	Alhambra city	42.8%	1	-51
Los Angeles	San Gabriel Valley Assoc	Arcadia city	29.3%	0	0
Los Angeles	San Gabriel Valley Assoc	Azusa city	41.8%	1	-13
Los Angeles	San Gabriel Valley Assoc	Baldwin Park city	39.1%	0	0
Los Angeles	San Gabriel Valley Assoc	Bradbury city	13.0%	0	0
Los Angeles	San Gabriel Valley Assoc	Claremont city	25.4%	0	0
Los Angeles	San Gabriel Valley Assoc	Covina city	33.8%	0	0
Los Angeles	San Gabriel Valley Assoc	Diamond Bar city	18.2%	0	0
Los Angeles	San Gabriel Valley Assoc	Duarte city	32.3%	0	0
Los Angeles	San Gabriel Valley Assoc	El Monte city	51.2%	1	-71
Los Angeles	San Gabriel Valley Assoc	Glendora city	24.9%	0	0
Los Angeles	San Gabriel Valley Assoc	Industry city	25.7%	0	0
Los Angeles	San Gabriel Valley Assoc	Irwindale city	38.4%	0	0
Los Angeles	San Gabriel Valley Assoc	La Puente city	40.9%	1	-27
Los Angeles	San Gabriel Valley Assoc	La Verne city	25.6%	0	0
Los Angeles	San Gabriel Valley Assoc	Monrovia city	37.0%	0	0
Los Angeles	San Gabriel Valley Assoc	Montebello city	43.3%	1	-12
Los Angeles	San Gabriel Valley Assoc	Monterey Park city	41.9%	1	-25
Los Angeles	San Gabriel Valley Assoc	Pasadena city	37.4%	0	0
Los Angeles	San Gabriel Valley Assoc	Pomona city	42.4%	1	-39
Los Angeles	San Gabriel Valley Assoc	Rosemead city	46.3%	1	-17
Los Angeles	San Gabriel Valley Assoc	San Dimas city	22.6%	0	0
Los Angeles	San Gabriel Valley Assoc	San Gabriel city	40.0%	0	0
Los Angeles	San Gabriel Valley Assoc	San Marino city	11.7%	0	0
Los Angeles	San Gabriel Valley Assoc	Sierra Madre city	20.3%	0	0
Los Angeles	San Gabriel Valley Assoc	South El Monte city	48.8%	1	-6

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**Attachment B: Share of Low and Very Low Income Households at the Jurisdictional Level (Using County MHI) and Analysis of Impacts on Housing Needs of Low Income Jurisdictions Resulting in an Adjustment to the Total Housing Needs**

			<i>Draft</i>		
COUNTY	NEWSR	CITY	Share of low and very low income households	if city > county, then 1. else 0	Impacts on Housing Needs of Low Income Jurisdictions*
Los Angeles	San Gabriel Valley Assoc	South Pasadena city	27.2%	0	0
Los Angeles	San Gabriel Valley Assoc	Temple City city	32.0%	0	0
Los Angeles	San Gabriel Valley Assoc	Walnut city	16.1%	0	0
Los Angeles	San Gabriel Valley Assoc	West Covina city	28.8%	0	0
Los Angeles	San Gabriel Valley Assoc	Unincorporated	36.9%	0	0
Los Angeles	Westside Cities	Beverly Hills city	25.1%	0	0
Los Angeles	Westside Cities	Culver City city	28.6%	0	0
Los Angeles	Westside Cities	Santa Monica city	34.0%	0	0
Los Angeles	Westside Cities	West Hollywood city	43.5%	1	-13
Los Angeles	Westside Cities	Unincorporated	36.9%	0	0
Los Angeles	South Bay Cities Associa	Carson city	29.9%	0	0
Los Angeles	South Bay Cities Associa	El Segundo city	20.4%	0	0
Los Angeles	South Bay Cities Associa	Gardena city	43.6%	1	-33
Los Angeles	South Bay Cities Associa	Hawthorne city	51.8%	1	-14
Los Angeles	South Bay Cities Associa	Hermosa Beach city	15.7%	0	0
Los Angeles	South Bay Cities Associa	Inglewood city	48.9%	1	-33
Los Angeles	South Bay Cities Associa	Lawndale city	41.7%	1	-10
Los Angeles	South Bay Cities Associa	Lomita city	36.4%	0	0
Los Angeles	South Bay Cities Associa	Manhattan Beach city	11.8%	0	0
Los Angeles	South Bay Cities Associa	Palos Verdes Estates city	10.3%	0	0
Los Angeles	South Bay Cities Associa	Rancho Palos Verdes city	12.3%	0	0
Los Angeles	South Bay Cities Associa	Redondo Beach city	20.4%	0	0
Los Angeles	South Bay Cities Associa	Rolling Hills city	4.5%	0	0
Los Angeles	South Bay Cities Associa	Rolling Hills Estates city	11.1%	0	0
Los Angeles	South Bay Cities Associa	Torrance city	27.3%	0	0
Los Angeles	South Bay Cities Associa	Unincorporated	36.9%	0	0
Los Angeles	Gateway Cities	Artesia city	34.3%	0	0
Los Angeles	Gateway Cities	Avalon city	42.0%	1	-8
Los Angeles	Gateway Cities	Bell city	56.8%	1	-1
Los Angeles	Gateway Cities	Bellflower city	41.8%	1	-16
Los Angeles	Gateway Cities	Bell Gardens city	55.5%	1	-3
Los Angeles	Gateway Cities	Cerritos city	17.4%	0	0
Los Angeles	Gateway Cities	Commerce city	49.3%	1	-1
Los Angeles	Gateway Cities	Compton city	52.7%	1	0
Los Angeles	Gateway Cities	Cudahy city	58.0%	1	-11
Los Angeles	Gateway Cities	Downey city	36.1%	0	0
Los Angeles	Gateway Cities	Hawaiian Gardens city	49.1%	1	-2
Los Angeles	Gateway Cities	Huntington Park city	57.7%	1	-24
Los Angeles	Gateway Cities	La Habra Heights city	9.8%	0	0
Los Angeles	Gateway Cities	Lakewood city	26.1%	0	0
Los Angeles	Gateway Cities	La Mirada city	24.4%	0	0
Los Angeles	Gateway Cities	Long Beach city	45.5%	1	-65
Los Angeles	Gateway Cities	Lynwood city	46.7%	1	-6
Los Angeles	Gateway Cities	Maywood city	56.6%	1	-1
Los Angeles	Gateway Cities	Norwalk city	34.0%	0	0

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**Attachment B: Share of Low and Very Low Income Households at the Jurisdictional Level (Using County MHI) and Analysis of Impacts on Housing Needs of Low Income Jurisdictions Resulting in an Adjustment to the Total Housing Needs**

<i>Draft</i>			Share of low and very low income households	if city > county, then 1. else 0	Impacts on Housing Needs of Low Income Jurisdictions*
COUNTY	NEWSR	CITY			
Los Angeles	Gateway Cities	Paramount city	45.2%	1	-9
Los Angeles	Gateway Cities	Pico Rivera city	39.5%	0	0
Los Angeles	Gateway Cities	Santa Fe Springs city	35.3%	0	0
Los Angeles	Gateway Cities	Signal Hill city	30.7%	0	0
Los Angeles	Gateway Cities	South Gate city	47.0%	1	-32
Los Angeles	Gateway Cities	Vernon city	16.6%	0	0
Los Angeles	Gateway Cities	Whittier city	33.0%	0	0
Los Angeles	Gateway Cities	Unincorporated	36.9%	0	0
Los Angeles	Las Virgenes	Agoura Hills city	12.1%	0	0
Los Angeles	Las Virgenes	Calabasas city	14.2%	0	0
Los Angeles	Las Virgenes	Hidden Hills city	7.1%	0	0
Los Angeles	Las Virgenes	Malibu city	16.8%	0	0
Los Angeles	Las Virgenes	Westlake Village city	14.5%	0	0
Los Angeles	Las Virgenes	Unincorporated	36.9%	0	0
Orange	Orange County	Aliso Viejo city	21.7%	0	0
Orange	Orange County	Anaheim city	49.7%	1	-52
Orange	Orange County	Brea city	38.4%	0	0
Orange	Orange County	Buena Park city	46.5%	1	-20
Orange	Orange County	Costa Mesa city	45.8%	1	-31
Orange	Orange County	Cypress city	35.0%	0	0
Orange	Orange County	Dana Point city	34.2%	0	0
Orange	Orange County	Fountain Valley city	29.9%	0	0
Orange	Orange County	Fullerton city	46.7%	1	-38
Orange	Orange County	Garden Grove city	49.1%	1	-23
Orange	Orange County	Huntington Beach city	34.1%	0	0
Orange	Orange County	Irvine city	31.0%	0	0
Orange	Orange County	Laguna Beach city	29.6%	0	0
Orange	Orange County	Laguna Hills city	31.6%	0	0
Orange	Orange County	Laguna Niguel city	24.9%	0	0
Orange	Orange County	Laguna Woods city	69.2%	1	-1
Orange	Orange County	La Habra city	49.3%	1	-3
Orange	Orange County	Lake Forest city	31.8%	0	0
Orange	Orange County	La Palma city	31.7%	0	0
Orange	Orange County	Los Alamitos city	40.9%	1	-2
Orange	Orange County	Mission Viejo city	24.8%	0	0
Orange	Orange County	Newport Beach city	27.4%	0	0
Orange	Orange County	Orange city	39.0%	0	0
Orange	Orange County	Placentia city	34.3%	0	0
Orange	Orange County	Rancho Santa Margarita city	23.9%	0	0
Orange	Orange County	San Clemente city	35.6%	0	0
Orange	Orange County	San Juan Capistrano city	35.5%	0	0
Orange	Orange County	Santa Ana city	53.9%	1	-31
Orange	Orange County	Seal Beach city	53.6%	1	-1
Orange	Orange County	Stanton city	59.3%	1	-33
Orange	Orange County	Tustin city	40.4%	1	-50

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**Attachment B: Share of Low and Very Low Income Households at the Jurisdictional Level (Using County MHI) and Analysis of Impacts on Housing Needs of Low Income Jurisdictions Resulting in an Adjustment to the Total Housing Needs**

<i>Draft</i>			Share of low and very low income households	if city > county, then 1. else 0	Impacts on Housing Needs of Low Income Jurisdictions*
COUNTY	NEWSR	CITY			
Orange	Orange County	Villa Park city	16.2%	0	0
Orange	Orange County	Westminster city	47.5%	1	-9
Orange	Orange County	Yorba Linda city	19.9%	0	0
Orange	Orange County	Unincorporated	23.7%	0	0
Riverside	Western Riverside County	Banning city	52.7%	1	0
Riverside	Western Riverside County	Beaumont city	54.5%	1	0
Riverside	Western Riverside County	Calimesa city	46.8%	1	0
Riverside	Western Riverside County	Canyon Lake city	20.6%	0	0
Riverside	Western Riverside County	Corona city	24.0%	0	0
Riverside	Western Riverside County	Hemet city	61.5%	1	0
Riverside	Western Riverside County	Lake Elsinore city	41.5%	1	0
Riverside	Western Riverside County	Moreno Valley city	33.6%	0	0
Riverside	Western Riverside County	Murrieta city	23.0%	0	0
Riverside	Western Riverside County	Norco city	21.8%	0	0
Riverside	Western Riverside County	Perris city	48.1%	1	0
Riverside	Western Riverside County	Riverside city	40.8%	1	-63
Riverside	Western Riverside County	San Jacinto city	55.3%	1	0
Riverside	Western Riverside County	Temecula city	23.2%	0	0
Riverside	Western Riverside County	Unincorporated	40.9%	1	-444
Riverside	Coachella Valley Association of Governments	Blythe city	48.8%	1	0
Riverside	Coachella Valley Association of Governments	Cathedral City city	43.4%	1	0
Riverside	Coachella Valley Association of Governments	Coachella city	60.4%	1	-20
Riverside	Coachella Valley Association of Governments	Desert Hot Springs city	65.0%	1	0
Riverside	Coachella Valley Association of Governments	Indian Wells city	21.4%	0	0
Riverside	Coachella Valley Association of Governments	Indio city	49.4%	1	-1
Riverside	Coachella Valley Association of Governments	La Quinta city	27.4%	0	0
Riverside	Coachella Valley Association of Governments	Palm Desert city	34.8%	0	0
Riverside	Coachella Valley Association of Governments	Palm Springs city	47.6%	1	0
Riverside	Coachella Valley Association of Governments	Rancho Mirage city	29.5%	0	0
Riverside	Coachella Valley Association of Governments	Unincorporated	40.9%	1	0
San Bernardino	SANBAG	Adelanto city	51.9%	1	0
San Bernardino	SANBAG	Apple Valley town	42.1%	1	0
San Bernardino	SANBAG	Barstow city	48.1%	1	0
San Bernardino	SANBAG	Big Bear Lake city	48.8%	1	0
San Bernardino	SANBAG	Chino city	26.6%	0	0
San Bernardino	SANBAG	Chino Hills city	13.5%	0	0
San Bernardino	SANBAG	Colton city	46.9%	1	0
San Bernardino	SANBAG	Fontana city	35.2%	0	0
San Bernardino	SANBAG	Grand Terrace city	25.9%	0	0
San Bernardino	SANBAG	Hesperia city	41.7%	1	0
San Bernardino	SANBAG	Highland city	40.4%	1	0
San Bernardino	SANBAG	Loma Linda city	44.0%	1	0
San Bernardino	SANBAG	Montclair city	41.1%	1	-5
San Bernardino	SANBAG	Needles city	57.6%	1	0
San Bernardino	SANBAG	Ontario city	37.1%	0	0

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**Attachment B: Share of Low and Very Low Income Households at the Jurisdictional Level (Using County MHI) and Analysis of Impacts on Housing Needs of Low Income Jurisdictions Resulting in an Adjustment to the Total Housing Needs**

<i>Draft</i>			Share of low and very low income households	if city > county, then 1. else 0	Impacts on Housing Needs of Low Income Jurisdictions*
COUNTY	NEWSR	CITY			
San Bernardin	SANBAG	Rancho Cucamonga city	22.6%	0	0
San Bernardin	SANBAG	Redlands city	33.4%	0	0
San Bernardin	SANBAG	Rialto city	39.5%	0	0
San Bernardin	SANBAG	San Bernardino city	53.2%	1	0
San Bernardin	SANBAG	Twentynine Palms city	54.0%	1	0
San Bernardin	SANBAG	Upland city	34.9%	0	0
San Bernardin	SANBAG	Victorville city	46.6%	1	0
San Bernardin	SANBAG	Yucaipa city	43.4%	1	0
San Bernardin	SANBAG	Yucca Valley town	55.6%	1	0
San Bernardin	SANBAG	Unincorporated	44.0%	1	0
Ventura	Ventura Council Of Gove	Camarillo city	36.9%	0	0
Ventura	Ventura Council Of Gove	Fillmore city	53.0%	1	-16
Ventura	Ventura Council Of Gove	Moorpark city	26.5%	0	0
Ventura	Ventura Council Of Gove	Ojai city	53.3%	1	-6
Ventura	Ventura Council Of Gove	Oxnard city	49.1%	1	-156
Ventura	Ventura Council Of Gove	Port Hueneme city	56.7%	1	-8
Ventura	Ventura Council Of Gove	Buenaventura (Ventura) cit	44.4%	1	-62
Ventura	Ventura Council Of Gove	Santa Paula city	55.4%	1	-42
Ventura	Ventura Council Of Gove	Simi Valley city	29.8%	0	0
Ventura	Ventura Council Of Gove	Thousand Oaks city	28.6%	0	0
Ventura	Ventura Council Of Gove	Unincorporated	36.2%	0	0

Note: For the impact analysis, if the share of low and very income households at the jurisdictional level is higher than the county's share, then use 2000 Census vacancy rates for owner and renter households to produce housing needs. The results are compared with the results of the ideal vacancy rate method (2.3% for owner households and 5% for renter households). The vacancy needs of the low income jurisdictions are generally smaller. If the census rate method still produces more vacancy needs than that of the ideal rate method, continue to use the ideal rate method

# Attachment C: RHNA Subcommittee Recommendation: 110% Adjustment to Implement Fair Share Policy

## Income Allocation Using 2000 Census County MHI

## 110% Adjustment toward County Distribution

<i>Draft</i>		Income Allocation Using 2000 Census County MHI					110% Adjustment toward County Distribution				
COUNTY		% OF VERY LOW	% OF LOW	% OF MODERATE	% OF ABOVE	Total of all Income Groups %	% OF VERY LOW	% OF LOW	% OF MODERATE	% OF ABOVE	Total of all Income Groups %
Imperial		24.8%	16.4%	15.8%	43.0%	100.0%	25.0%	16.5%	15.9%	42.6%	100.0%
Los Angeles		24.7%	15.7%	17.1%	42.6%	100.0%	24.7%	15.7%	17.1%	42.5%	100.0%
Orange		21.5%	17.7%	19.9%	40.9%	100.0%	21.9%	18.0%	20.0%	40.1%	100.0%
Riverside		23.4%	16.3%	18.5%	41.8%	100.0%	23.2%	16.3%	18.5%	42.1%	100.0%
San Bernardino		23.3%	16.2%	18.8%	41.6%	100.0%	23.3%	16.2%	18.8%	41.7%	100.0%
Ventura		21.4%	17.6%	20.5%	40.5%	100.0%	21.3%	17.5%	20.5%	40.8%	100.0%
SCAG		23.7%	16.2%	18.0%	42.0%	100.0%	23.7%	16.2%	18.1%	42.0%	100.0%

COUNTY	NEWSR	% OF VERY LOW	% OF LOW	% OF MODERATE	% OF ABOVE	Total of all Income Groups %	% OF VERY LOW	% OF LOW	% OF MODERATE	% OF ABOVE	Total of all Income Groups %
Imperial	Imperial County	24.8%	16.4%	15.8%	43.0%	100.0%	25.0%	16.5%	15.9%	42.6%	100.0%
Los Angeles	North LA	18.9%	13.4%	17.1%	50.6%	100.0%	25.1%	15.8%	17.0%	42.1%	100.0%
Los Angeles	LA City	29.4%	16.8%	16.6%	37.2%	100.0%	24.2%	15.6%	17.1%	43.1%	100.0%
Los Angeles	Arroyo Verdugo	23.0%	14.1%	17.0%	46.0%	100.0%	24.9%	15.8%	17.0%	42.2%	100.0%
Los Angeles	San Gabriel Valley Assoc.	20.8%	15.0%	17.6%	46.6%	100.0%	25.1%	15.7%	17.0%	42.1%	100.0%
Los Angeles	Westside Cities	21.3%	13.0%	16.4%	49.3%	100.0%	25.1%	15.9%	17.1%	42.0%	100.0%
Los Angeles	South Bay Cities Assoc.	18.6%	13.6%	16.6%	51.2%	100.0%	25.3%	15.9%	17.1%	41.8%	100.0%
Los Angeles	Gateway Cities	24.3%	16.7%	18.3%	40.7%	100.0%	24.8%	15.6%	17.0%	42.6%	100.0%
Los Angeles	Las Virgenes, Conejo COG	10.8%	8.3%	11.0%	69.9%	100.0%	25.6%	16.1%	17.4%	40.8%	100.0%
Orange	Orange	21.5%	17.7%	19.9%	40.9%	100.0%	21.9%	18.0%	20.0%	40.1%	100.0%
Riverside	West Riv. COG	22.8%	16.0%	18.6%	42.6%	100.0%	23.2%	16.3%	18.5%	42.1%	100.0%
Riverside	Coachella Valley COG	25.3%	17.4%	18.2%	39.2%	100.0%	23.1%	16.2%	18.5%	42.1%	100.0%
San Bernardino	SANBAG	23.3%	16.2%	18.8%	41.6%	100.0%	23.3%	16.2%	18.8%	41.7%	100.0%
Ventura	Ventura COG	21.4%	17.6%	20.5%	40.5%	100.0%	21.3%	17.5%	20.5%	40.8%	100.0%
	SCAG	23.7%	16.2%	18.0%	42.0%	100.0%	23.7%	16.2%	18.1%	42.0%	100.0%

# Attachment C: RHNA Subcommittee Recommendation: 110% Adjustment to Implement Fair Share Policy

Income Allocation Using 2000 Census County MHI								110% Adjustment toward County Distribution				
<i>Draft</i>												
COUNTY NEWSR		CITY	% OF VERY LOW	% OF LOW	% OF MODERATE	% OF ABOVE	Total of all Income Groups %	% OF VERY LOW	% OF LOW	% OF MODERATE	% OF ABOVE	Total of all Income Groups %
Imperial	Imperial Valley	Brawley city	27.2%	15.6%	14.8%	42.4%	100.0%	24.5%	16.5%	15.9%	43.0%	100.0%
Imperial	Imperial Valley	Calexico city	26.0%	19.4%	18.0%	36.7%	100.0%	24.6%	16.1%	15.6%	43.6%	100.0%
Imperial	Imperial Valley	Calipatria city	23.3%	20.0%	14.9%	41.8%	100.0%	24.9%	16.1%	15.9%	43.1%	100.0%
Imperial	Imperial Valley	El Centro city	24.8%	15.0%	14.4%	45.8%	100.0%	24.8%	16.6%	16.0%	42.7%	100.0%
Imperial	Imperial Valley	Holtville city	20.5%	15.5%	16.1%	47.9%	100.0%	25.2%	16.5%	15.8%	42.5%	100.0%
Imperial	Imperial Valley	Imperial city	12.4%	10.6%	12.0%	64.9%	100.0%	26.0%	17.0%	16.2%	40.8%	100.0%
Imperial	Imperial Valley	Westmorland city	34.8%	17.2%	17.4%	30.6%	100.0%	23.8%	16.4%	15.7%	44.2%	100.0%
Imperial	Imperial Valley	Unincorporated	25.3%	17.9%	17.7%	39.1%	100.0%	24.7%	16.3%	15.6%	43.3%	100.0%
Los Angel	North Los Ange	Lancaster city	25.2%	16.4%	18.4%	40.0%	100.0%	24.7%	15.6%	16.9%	42.8%	100.0%
Los Angel	North Los Ange	Palmdale city	20.7%	14.2%	18.7%	46.4%	100.0%	25.1%	15.8%	16.9%	42.2%	100.0%
Los Angel	North Los Ange	Santa Clarita city	11.0%	9.3%	14.9%	64.7%	100.0%	26.1%	16.3%	17.3%	40.4%	100.0%
Los Angel	North Los Ange	Unincorporated	21.8%	15.1%	17.1%	46.1%	100.0%	25.0%	15.7%	17.1%	42.2%	100.0%
Los Angel	City Of Los An	Los Angeles city	29.5%	16.8%	16.6%	37.1%	100.0%	24.2%	15.6%	17.1%	43.1%	100.0%
Los Angel	City Of Los An	San Fernando city	24.0%	18.4%	21.5%	36.1%	100.0%	24.8%	15.4%	16.6%	43.2%	100.0%
Los Angel	City Of Los An	Unincorporated	21.8%	15.1%	17.1%	46.1%	100.0%	25.0%	15.7%	17.1%	42.2%	100.0%
Los Angel	Arroyo Verdug	Burbank city	20.6%	14.0%	18.2%	47.3%	100.0%	25.1%	15.8%	17.0%	42.1%	100.0%
Los Angel	Arroyo Verdug	Glendale city	25.9%	15.0%	17.1%	42.1%	100.0%	24.6%	15.7%	17.1%	42.6%	100.0%
Los Angel	Arroyo Verdug	Canada Flintridge city	8.2%	4.7%	8.4%	78.8%	100.0%	26.4%	16.8%	17.9%	38.9%	100.0%
Los Angel	Arroyo Verdug	Unincorporated	21.8%	15.1%	17.1%	46.1%	100.0%	25.0%	15.7%	17.1%	42.2%	100.0%
Los Angel	San Gabriel Va	Alhambra city	25.8%	17.0%	19.2%	38.0%	100.0%	24.6%	15.5%	16.9%	43.0%	100.0%
Los Angel	San Gabriel Va	Arcadia city	15.6%	13.7%	16.2%	54.5%	100.0%	25.6%	15.9%	17.2%	41.4%	100.0%
Los Angel	San Gabriel Va	Azusa city	24.7%	17.1%	20.7%	37.5%	100.0%	24.7%	15.5%	16.7%	43.1%	100.0%
Los Angel	San Gabriel Va	Baldwin Park city	21.3%	17.8%	21.9%	39.0%	100.0%	25.0%	15.5%	16.6%	42.9%	100.0%
Los Angel	San Gabriel Va	Bradbury city	2.4%	10.6%	6.2%	80.8%	100.0%	26.9%	16.2%	18.2%	38.7%	100.0%
Los Angel	San Gabriel Va	Claremont city	14.9%	10.5%	12.8%	61.8%	100.0%	25.7%	16.2%	17.5%	40.6%	100.0%
Los Angel	San Gabriel Va	Covina city	19.6%	14.2%	18.3%	47.9%	100.0%	25.2%	15.8%	17.0%	42.0%	100.0%
Los Angel	San Gabriel Va	Diamond Bar city	10.0%	8.2%	15.7%	66.1%	100.0%	26.2%	16.4%	17.2%	40.2%	100.0%
Los Angel	San Gabriel Va	Duarte city	19.4%	12.9%	17.7%	50.1%	100.0%	25.2%	15.9%	17.0%	41.8%	100.0%
Los Angel	San Gabriel Va	El Monte city	30.1%	21.1%	19.9%	28.9%	100.0%	24.2%	15.1%	16.8%	43.9%	100.0%
Los Angel	San Gabriel Va	Glendora city	13.6%	11.3%	16.7%	58.4%	100.0%	25.8%	16.1%	17.1%	41.0%	100.0%

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# Attachment C: RHNA Subcommittee Recommendation: 110% Adjustment to Implement Fair Share Policy

## Income Allocation Using 2000 Census County MHI

## 110% Adjustment toward County Distribution

<i>Draft</i>		Income Allocation Using 2000 Census County MHI					110% Adjustment toward County Distribution				
COUNTY NEWSR	CITY	% OF VERY LOW	% OF LOW	% OF MODERATE	% OF ABOVE	Total of all Income Groups %	% OF VERY LOW	% OF LOW	% OF MODERATE	% OF ABOVE	Total of all Income Groups %
Los Angel San Gabriel Va	Industry city	11.4%	14.3%	27.1%	47.1%	100.0%	26.0%	15.8%	16.1%	42.1%	100.0%
Los Angel San Gabriel Va	Irwindale city	29.7%	8.7%	23.9%	37.7%	100.0%	24.2%	16.4%	16.4%	43.1%	100.0%
Los Angel San Gabriel Va	La Puente city	22.5%	18.4%	18.7%	40.4%	100.0%	24.9%	15.4%	16.9%	42.8%	100.0%
Los Angel San Gabriel Va	La Verne city	13.4%	12.2%	15.0%	59.4%	100.0%	25.8%	16.0%	17.3%	40.9%	100.0%
Los Angel San Gabriel Va	Monrovia city	20.7%	16.3%	17.9%	45.1%	100.0%	25.1%	15.6%	17.0%	42.3%	100.0%
Los Angel San Gabriel Va	Montebello city	26.0%	17.3%	19.7%	37.0%	100.0%	24.6%	15.5%	16.8%	43.1%	100.0%
Los Angel San Gabriel Va	Monterey Park city	25.2%	16.7%	18.2%	39.9%	100.0%	24.6%	15.6%	17.0%	42.8%	100.0%
Los Angel San Gabriel Va	Pasadena city	23.0%	14.4%	16.3%	46.4%	100.0%	24.9%	15.8%	17.2%	42.2%	100.0%
Los Angel San Gabriel Va	Pomona city	25.8%	16.6%	19.2%	38.3%	100.0%	24.6%	15.6%	16.9%	43.0%	100.0%
Los Angel San Gabriel Va	Rosemead city	27.0%	19.3%	19.5%	34.2%	100.0%	24.5%	15.3%	16.8%	43.4%	100.0%
Los Angel San Gabriel Va	San Dimas city	12.1%	10.5%	16.0%	61.4%	100.0%	26.0%	16.2%	17.2%	40.7%	100.0%
Los Angel San Gabriel Va	San Gabriel city	22.3%	17.7%	18.4%	41.6%	100.0%	24.9%	15.5%	16.9%	42.7%	100.0%
Los Angel San Gabriel Va	San Marino city	6.8%	4.9%	5.9%	82.4%	100.0%	26.5%	16.7%	18.2%	38.6%	100.0%
Los Angel San Gabriel Va	Sierra Madre city	9.5%	10.8%	15.3%	64.4%	100.0%	26.2%	16.2%	17.3%	40.4%	100.0%
Los Angel San Gabriel Va	South El Monte city	25.1%	23.7%	19.3%	31.9%	100.0%	24.7%	14.9%	16.9%	43.6%	100.0%
Los Angel San Gabriel Va	South Pasadena city	14.9%	12.3%	17.6%	55.2%	100.0%	25.7%	16.0%	17.0%	41.3%	100.0%
Los Angel San Gabriel Va	Temple City city	18.2%	13.8%	19.9%	48.0%	100.0%	25.3%	15.8%	16.8%	42.0%	100.0%
Los Angel San Gabriel Va	Walnut city	9.4%	6.7%	9.5%	74.4%	100.0%	26.2%	16.6%	17.8%	39.4%	100.0%
Los Angel San Gabriel Va	West Covina city	14.5%	14.3%	18.2%	53.0%	100.0%	25.7%	15.8%	17.0%	41.5%	100.0%
Los Angel San Gabriel Va	Unincorporated	21.8%	15.1%	17.1%	46.1%	100.0%	25.0%	15.7%	17.1%	42.2%	100.0%
Los Angel Westside Citie	Beverly Hills city	15.7%	9.4%	12.3%	62.6%	100.0%	25.6%	16.3%	17.6%	40.6%	100.0%
Los Angel Westside Citie	Culver City city	15.4%	13.2%	19.5%	52.0%	100.0%	25.6%	15.9%	16.8%	41.6%	100.0%
Los Angel Westside Citie	Santa Monica city	21.8%	12.2%	15.6%	50.4%	100.0%	25.0%	16.0%	17.2%	41.8%	100.0%
Los Angel Westside Citie	West Hollywood city	27.9%	15.6%	17.9%	38.6%	100.0%	24.4%	15.7%	17.0%	43.0%	100.0%
Los Angel Westside Citie	Unincorporated	21.8%	15.1%	17.1%	46.1%	100.0%	25.0%	15.7%	17.1%	42.2%	100.0%
Los Angel South Bay Citie	Carson city	16.3%	13.6%	18.1%	52.0%	100.0%	25.5%	15.9%	17.0%	41.6%	100.0%
Los Angel South Bay Citie	El Segundo city	10.0%	10.4%	18.8%	60.8%	100.0%	26.2%	16.2%	16.9%	40.7%	100.0%
Los Angel South Bay Citie	Gardena city	26.4%	17.2%	17.8%	38.6%	100.0%	24.5%	15.5%	17.0%	43.0%	100.0%
Los Angel South Bay Citie	Hawthorne city	30.4%	21.4%	19.0%	29.2%	100.0%	24.1%	15.1%	16.9%	43.9%	100.0%
Los Angel South Bay Citie	Hermosa Beach city	8.5%	7.2%	13.0%	71.2%	100.0%	26.3%	16.5%	17.5%	39.7%	100.0%
Los Angel South Bay Citie	Inglewood city	30.7%	18.2%	20.0%	31.1%	100.0%	24.1%	15.4%	16.8%	43.7%	100.0%

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# Attachment C: RHNA Subcommittee Recommendation: 110% Adjustment to Implement Fair Share Policy

Income Allocation Using 2000 Census County MHI							110% Adjustment toward County Distribution				
<i>Draft</i>											
COUNTY NEWSR	CITY	% OF VERY LOW	% OF LOW	% OF MODERATE	% OF ABOVE	Total of all Income Groups %	% OF VERY LOW	% OF LOW	% OF MODERATE	% OF ABOVE	Total of all Income Groups %
Los Angel South Bay Citie	Lawndale city	23.2%	18.5%	22.7%	35.6%	100.0%	24.8%	15.4%	16.5%	43.3%	100.0%
Los Angel South Bay Citie	Lomita city	20.4%	16.0%	19.8%	43.8%	100.0%	25.1%	15.6%	16.8%	42.4%	100.0%
Los Angel South Bay Citie	Manhattan Beach city	6.9%	4.9%	9.3%	78.9%	100.0%	26.5%	16.7%	17.9%	38.9%	100.0%
Los Angel South Bay Cities	Verdes Estates city	4.7%	5.6%	6.1%	83.6%	100.0%	26.7%	16.7%	18.2%	38.5%	100.0%
Los Angel South Bay Citie	ho Palos Verdes city	5.9%	6.4%	11.1%	76.6%	100.0%	26.6%	16.6%	17.7%	39.2%	100.0%
Los Angel South Bay Citie	Redondo Beach city	11.3%	9.1%	14.5%	65.1%	100.0%	26.0%	16.3%	17.3%	40.3%	100.0%
Los Angel South Bay Citie	Rolling Hills city	2.3%	2.2%	3.1%	92.3%	100.0%	26.9%	17.0%	18.5%	37.6%	100.0%
Los Angel South Bay Citie	lling Hills Estates city	5.9%	5.2%	8.6%	80.3%	100.0%	26.6%	16.7%	17.9%	38.8%	100.0%
Los Angel South Bay Citie	Torrance city	15.0%	12.3%	16.7%	56.0%	100.0%	25.7%	16.0%	17.1%	41.2%	100.0%
Los Angel South Bay Citie	Unincorporated	21.8%	15.1%	17.1%	46.1%	100.0%	25.0%	15.7%	17.1%	42.2%	100.0%
Los Angel Gateway Cities	Artesia city	17.8%	16.5%	21.2%	44.4%	100.0%	25.4%	15.6%	16.7%	42.4%	100.0%
Los Angel Gateway Cities	Avalon city	20.8%	21.2%	19.4%	38.6%	100.0%	25.1%	15.1%	16.8%	43.0%	100.0%
Los Angel Gateway Cities	Bell city	31.4%	25.4%	19.1%	24.0%	100.0%	24.0%	14.7%	16.9%	44.4%	100.0%
Los Angel Gateway Cities	Bellflower city	24.1%	17.7%	21.1%	37.0%	100.0%	24.8%	15.5%	16.7%	43.1%	100.0%
Los Angel Gateway Cities	Bell Gardens city	31.8%	23.7%	21.8%	22.7%	100.0%	24.0%	14.9%	16.6%	44.5%	100.0%
Los Angel Gateway Cities	Cerritos city	8.5%	8.9%	13.4%	69.3%	100.0%	26.3%	16.3%	17.4%	39.9%	100.0%
Los Angel Gateway Cities	Commerce city	30.3%	19.0%	20.6%	30.0%	100.0%	24.1%	15.3%	16.7%	43.8%	100.0%
Los Angel Gateway Cities	Compton city	33.5%	19.2%	18.7%	28.7%	100.0%	23.8%	15.3%	16.9%	44.0%	100.0%
Los Angel Gateway Cities	Cudahy city	35.7%	22.3%	20.2%	21.7%	100.0%	23.6%	15.0%	16.8%	44.6%	100.0%
Los Angel Gateway Cities	Downey city	20.6%	15.5%	19.1%	44.8%	100.0%	25.1%	15.7%	16.9%	42.3%	100.0%
Los Angel Gateway Cities	awaiian Gardens city	29.4%	19.7%	20.2%	30.7%	100.0%	24.2%	15.3%	16.8%	43.8%	100.0%
Los Angel Gateway Cities	Huntington Park city	34.0%	23.7%	19.2%	23.1%	100.0%	23.8%	14.9%	16.9%	44.5%	100.0%
Los Angel Gateway Cities	a Habra Heights city	5.2%	4.6%	8.1%	82.1%	100.0%	26.7%	16.8%	18.0%	38.6%	100.0%
Los Angel Gateway Cities	Lakewood city	14.7%	11.4%	16.3%	57.5%	100.0%	25.7%	16.1%	17.2%	41.1%	100.0%
Los Angel Gateway Cities	La Mirada city	12.9%	11.5%	14.8%	60.8%	100.0%	25.9%	16.1%	17.3%	40.7%	100.0%
Los Angel Gateway Cities	Long Beach city	28.6%	16.9%	17.1%	37.4%	100.0%	24.3%	15.5%	17.1%	43.1%	100.0%
Los Angel Gateway Cities	Lynwood city	27.1%	19.6%	22.5%	30.8%	100.0%	24.5%	15.3%	16.5%	43.7%	100.0%
Los Angel Gateway Cities	Maywood city	32.9%	23.7%	19.0%	24.5%	100.0%	23.9%	14.9%	16.9%	44.4%	100.0%
Los Angel Gateway Cities	Norwalk city	17.5%	16.5%	21.3%	44.8%	100.0%	25.4%	15.6%	16.7%	42.3%	100.0%
Los Angel Gateway Cities	Paramount city	26.7%	18.5%	21.8%	33.0%	100.0%	24.5%	15.4%	16.6%	43.5%	100.0%
Los Angel Gateway Cities	Pico Rivera city	24.1%	15.4%	20.4%	40.1%	100.0%	24.8%	15.7%	16.7%	42.8%	100.0%

# Attachment C: RHNA Subcommittee Recommendation: 110% Adjustment to Implement Fair Share Policy

## Income Allocation Using 2000 Census County MHI

## 110% Adjustment toward County Distribution

<i>Draft</i>		Income Allocation Using 2000 Census County MHI					110% Adjustment toward County Distribution				
COUNTY NEWSR	CITY	% OF VERY LOW	% OF LOW	% OF MODERATE	% OF ABOVE	Total of all Income Groups %	% OF VERY LOW	% OF LOW	% OF MODERATE	% OF ABOVE	Total of all Income Groups %
Los Angel Gateway Cities	Santa Fe Springs city	20.6%	14.7%	21.7%	43.0%	100.0%	25.1%	15.8%	16.6%	42.5%	100.0%
Los Angel Gateway Cities	Signal Hill city	16.8%	13.9%	21.1%	48.2%	100.0%	25.5%	15.8%	16.7%	42.0%	100.0%
Los Angel Gateway Cities	South Gate city	25.6%	21.4%	21.5%	31.5%	100.0%	24.6%	15.1%	16.6%	43.7%	100.0%
Los Angel Gateway Cities	Vernon city	8.3%	8.3%	20.8%	62.5%	100.0%	26.3%	16.4%	16.7%	40.6%	100.0%
Los Angel Gateway Cities	Whittier city	18.5%	14.5%	18.2%	48.8%	100.0%	25.3%	15.8%	17.0%	41.9%	100.0%
Los Angel Gateway Cities	Unincorporated	21.8%	15.1%	17.1%	46.1%	100.0%	25.0%	15.7%	17.1%	42.2%	100.0%
Los Angel Las Virgenes	Agoura Hills city	5.6%	6.5%	9.5%	78.4%	100.0%	26.6%	16.6%	17.8%	39.0%	100.0%
Los Angel Las Virgenes	Calabasas city	7.6%	6.6%	9.6%	76.2%	100.0%	26.4%	16.6%	17.8%	39.2%	100.0%
Los Angel Las Virgenes	Hidden Hills city	3.3%	3.8%	6.6%	86.2%	100.0%	26.8%	16.8%	18.1%	38.2%	100.0%
Los Angel Las Virgenes	Malibu city	10.4%	6.4%	8.3%	74.9%	100.0%	26.1%	16.6%	17.9%	39.3%	100.0%
Los Angel Las Virgenes	Westlake Village city	8.2%	6.3%	9.5%	76.0%	100.0%	26.3%	16.6%	17.8%	39.2%	100.0%
Los Angel Las Virgenes	Unincorporated	21.8%	15.1%	17.1%	46.1%	100.0%	25.0%	15.7%	17.1%	42.2%	100.0%
Orange	Orange County	9.1%	12.6%	23.2%	55.2%	100.0%	22.8%	18.2%	19.6%	39.5%	100.0%
Orange	Orange County	27.5%	22.2%	20.5%	29.8%	100.0%	20.9%	17.2%	19.8%	42.0%	100.0%
Orange	Orange County	19.7%	18.7%	21.0%	40.6%	100.0%	21.7%	17.6%	19.8%	40.9%	100.0%
Orange	Orange County	25.2%	21.3%	22.5%	30.9%	100.0%	21.2%	17.3%	19.6%	41.9%	100.0%
Orange	Orange County	25.0%	20.8%	21.9%	32.3%	100.0%	21.2%	17.4%	19.7%	41.7%	100.0%
Orange	Orange County	17.5%	17.5%	20.6%	44.5%	100.0%	21.9%	17.7%	19.8%	40.5%	100.0%
Orange	Orange County	17.5%	16.7%	20.3%	45.5%	100.0%	21.9%	17.8%	19.9%	40.4%	100.0%
Orange	Orange County	14.2%	15.7%	20.5%	49.6%	100.0%	22.3%	17.9%	19.8%	40.0%	100.0%
Orange	Orange County	26.3%	20.4%	20.5%	32.7%	100.0%	21.1%	17.4%	19.8%	41.7%	100.0%
Orange	Orange County	27.6%	21.5%	22.0%	28.9%	100.0%	20.9%	17.3%	19.7%	42.1%	100.0%
Orange	Orange County	18.0%	16.1%	20.3%	45.6%	100.0%	21.9%	17.8%	19.9%	40.4%	100.0%
Orange	Orange County	18.1%	12.9%	17.7%	51.3%	100.0%	21.9%	18.2%	20.1%	39.8%	100.0%
Orange	Orange County	16.9%	12.7%	16.8%	53.7%	100.0%	22.0%	18.2%	20.2%	39.6%	100.0%
Orange	Orange County	15.9%	15.7%	19.3%	49.1%	100.0%	22.1%	17.9%	19.9%	40.1%	100.0%
Orange	Orange County	11.8%	13.1%	17.9%	57.3%	100.0%	22.5%	18.1%	20.1%	39.2%	100.0%
Orange	Orange County	48.4%	20.8%	14.7%	16.1%	100.0%	18.8%	17.4%	20.4%	43.4%	100.0%
Orange	Orange County	28.9%	20.4%	21.3%	29.3%	100.0%	20.8%	17.4%	19.8%	42.0%	100.0%
Orange	Orange County	15.7%	16.1%	19.9%	48.2%	100.0%	22.1%	17.8%	19.9%	40.2%	100.0%
Orange	Orange County	15.2%	16.5%	18.8%	49.5%	100.0%	22.2%	17.8%	20.0%	40.0%	100.0%

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# Attachment C: RHNA Subcommittee Recommendation: 110% Adjustment to Implement Fair Share Policy

Income Allocation Using 2000 Census County MHI								110% Adjustment toward County Distribution				
<i>Draft</i>												
COUNTY	NEWSR	CITY	% OF VERY LOW	% OF LOW	% OF MODERATE	% OF ABOVE	Total of all Income Groups %	% OF VERY LOW	% OF LOW	% OF MODERATE	% OF ABOVE	Total of all Income Groups %
Orange	Orange County	Los Alamitos city	21.8%	19.1%	24.8%	34.3%	100.0%	21.5%	17.5%	19.4%	41.5%	100.0%
Orange	Orange County	Mission Viejo city	11.9%	12.9%	18.9%	56.3%	100.0%	22.5%	18.2%	20.0%	39.3%	100.0%
Orange	Orange County	Newport Beach city	15.1%	12.3%	15.1%	57.5%	100.0%	22.2%	18.2%	20.4%	39.2%	100.0%
Orange	Orange County	Orange city	21.1%	17.9%	20.3%	40.7%	100.0%	21.6%	17.7%	19.9%	40.9%	100.0%
Orange	Orange County	Placentia city	17.2%	17.1%	21.3%	44.4%	100.0%	22.0%	17.7%	19.8%	40.5%	100.0%
Orange	Orange County	Santa Margarita city	10.0%	13.9%	18.8%	57.2%	100.0%	22.7%	18.1%	20.0%	39.3%	100.0%
Orange	Orange County	San Clemente city	19.2%	16.4%	19.1%	45.3%	100.0%	21.8%	17.8%	20.0%	40.4%	100.0%
Orange	Orange County	Juan Capistrano city	19.5%	16.0%	20.4%	44.1%	100.0%	21.7%	17.9%	19.8%	40.6%	100.0%
Orange	Orange County	Santa Ana city	30.5%	23.4%	21.9%	24.2%	100.0%	20.6%	17.1%	19.7%	42.6%	100.0%
Orange	Orange County	Seal Beach city	36.1%	17.5%	15.0%	31.5%	100.0%	20.1%	17.7%	20.4%	41.8%	100.0%
Orange	Orange County	Stanton city	37.2%	22.1%	20.9%	19.8%	100.0%	20.0%	17.2%	19.8%	43.0%	100.0%
Orange	Orange County	Tustin city	19.9%	20.5%	21.3%	38.3%	100.0%	21.7%	17.4%	19.8%	41.1%	100.0%
Orange	Orange County	Villa Park city	6.8%	9.4%	11.5%	72.3%	100.0%	23.0%	18.5%	20.7%	37.7%	100.0%
Orange	Orange County	Westminster city	29.4%	18.1%	20.3%	32.2%	100.0%	20.7%	17.6%	19.9%	41.8%	100.0%
Orange	Orange County	Yorba Linda city	9.5%	10.4%	15.8%	64.3%	100.0%	22.7%	18.4%	20.3%	38.5%	100.0%
Orange	Orange County	Unincorporated	12.2%	11.5%	17.8%	58.5%	100.0%	22.5%	18.3%	20.1%	39.1%	100.0%
Riverside	Western Rivers	Banning city	33.0%	19.7%	19.6%	27.7%	100.0%	22.4%	16.0%	18.4%	43.2%	100.0%
Riverside	Western Rivers	Beaumont city	35.8%	18.7%	16.5%	29.0%	100.0%	22.1%	16.1%	18.7%	43.1%	100.0%
Riverside	Western Rivers	Calimesa city	27.8%	19.0%	18.7%	34.4%	100.0%	22.9%	16.1%	18.5%	42.5%	100.0%
Riverside	Western Rivers	Canyon Lake city	11.4%	9.2%	14.3%	65.0%	100.0%	24.6%	17.0%	18.9%	39.5%	100.0%
Riverside	Western Rivers	Corona city	12.6%	11.4%	18.3%	57.8%	100.0%	24.5%	16.8%	18.5%	40.2%	100.0%
Riverside	Western Rivers	Hemet city	39.2%	22.3%	18.1%	20.3%	100.0%	21.8%	15.7%	18.5%	43.9%	100.0%
Riverside	Western Rivers	Lake Elsinore city	25.6%	15.9%	16.8%	41.6%	100.0%	23.2%	16.4%	18.7%	41.8%	100.0%
Riverside	Western Rivers	Moreno Valley city	18.6%	15.0%	20.8%	45.5%	100.0%	23.9%	16.5%	18.3%	41.4%	100.0%
Riverside	Western Rivers	Murrieta city	11.6%	11.4%	17.2%	59.8%	100.0%	24.6%	16.8%	18.6%	40.0%	100.0%
Riverside	Western Rivers	Norco city	12.0%	9.8%	16.8%	61.4%	100.0%	24.5%	17.0%	18.6%	39.8%	100.0%
Riverside	Western Rivers	Perris city	27.9%	20.2%	23.3%	28.7%	100.0%	22.9%	15.9%	18.0%	43.1%	100.0%
Riverside	Western Rivers	Riverside city	24.1%	16.7%	18.7%	40.5%	100.0%	23.3%	16.3%	18.5%	41.9%	100.0%
Riverside	Western Rivers	San Jacinto city	35.1%	20.2%	19.7%	25.0%	100.0%	22.2%	15.9%	18.4%	43.5%	100.0%
Riverside	Western Rivers	Temecula city	12.1%	11.1%	17.9%	58.8%	100.0%	24.5%	16.9%	18.5%	40.1%	100.0%
Riverside	Western Rivers	Unincorporated	24.2%	16.7%	18.1%	41.0%	100.0%	23.3%	16.3%	18.5%	41.9%	100.0%

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# Attachment C: RHNA Subcommittee Recommendation: 110% Adjustment to Implement Fair Share Policy

Income Allocation Using 2000 Census County MHI							110% Adjustment toward County Distribution				
<i>Draft</i>											
COUNTY NEWSR	CITY	% OF VERY LOW	% OF LOW	% OF MODERATE	% OF ABOVE	Total of all Income Groups %	% OF VERY LOW	% OF LOW	% OF MODERATE	% OF ABOVE	Total of all Income Groups %
Riverside Coachella Vall	Blythe city	32.9%	15.9%	17.3%	33.9%	100.0%	22.4%	16.4%	18.6%	42.6%	100.0%
Riverside Coachella Vall	Cathedral City city	25.3%	18.1%	20.3%	36.4%	100.0%	23.2%	16.2%	18.3%	42.3%	100.0%
Riverside Coachella Vall	Coachella city	35.4%	25.0%	18.5%	21.1%	100.0%	22.2%	15.5%	18.5%	43.9%	100.0%
Riverside Coachella Vall	Desert Hot Springs city	42.4%	22.6%	14.6%	20.5%	100.0%	21.5%	15.7%	18.9%	43.9%	100.0%
Riverside Coachella Vall	Indian Wells city	12.1%	9.3%	8.6%	70.0%	100.0%	24.5%	17.0%	19.5%	39.0%	100.0%
Riverside Coachella Vall	Indio city	29.5%	19.9%	21.8%	28.8%	100.0%	22.8%	16.0%	18.2%	43.1%	100.0%
Riverside Coachella Vall	La Quinta city	14.1%	13.3%	19.1%	53.4%	100.0%	24.3%	16.6%	18.4%	40.6%	100.0%
Riverside Coachella Vall	Palm Desert city	19.4%	15.4%	18.3%	46.9%	100.0%	23.8%	16.4%	18.5%	41.3%	100.0%
Riverside Coachella Vall	Palm Springs city	29.0%	18.6%	17.1%	35.2%	100.0%	22.8%	16.1%	18.6%	42.5%	100.0%
Riverside Coachella Vall	Rancho Mirage city	16.7%	12.8%	14.9%	55.5%	100.0%	24.0%	16.7%	18.8%	40.4%	100.0%
Riverside Coachella Vall	Unincorporated	24.2%	16.7%	18.1%	41.0%	100.0%	23.3%	16.3%	18.5%	41.9%	100.0%
San Bern: SANBAG	Adelanto city	32.1%	19.8%	23.0%	25.1%	100.0%	22.4%	15.8%	18.4%	43.3%	100.0%
San Bern: SANBAG	Apple Valley town	24.1%	18.0%	18.7%	39.2%	100.0%	23.3%	16.0%	18.9%	41.9%	100.0%
San Bern: SANBAG	Barstow city	31.3%	16.8%	20.2%	31.7%	100.0%	22.5%	16.1%	18.7%	42.6%	100.0%
San Bern: SANBAG	Big Bear Lake city	30.7%	18.1%	14.6%	36.6%	100.0%	22.6%	16.0%	19.3%	42.1%	100.0%
San Bern: SANBAG	Chino city	15.8%	10.8%	17.5%	56.0%	100.0%	24.1%	16.7%	19.0%	40.2%	100.0%
San Bern: SANBAG	Chino Hills city	6.8%	6.7%	11.3%	75.2%	100.0%	25.0%	17.1%	19.6%	38.3%	100.0%
San Bern: SANBAG	Colton city	28.1%	18.8%	21.2%	32.0%	100.0%	22.9%	15.9%	18.6%	42.6%	100.0%
San Bern: SANBAG	Fontana city	19.3%	15.9%	19.8%	45.1%	100.0%	23.7%	16.2%	18.7%	41.3%	100.0%
San Bern: SANBAG	Grand Terrace city	14.4%	11.5%	19.1%	55.0%	100.0%	24.2%	16.7%	18.8%	40.3%	100.0%
San Bern: SANBAG	Hesperia city	23.9%	17.8%	20.6%	37.7%	100.0%	23.3%	16.0%	18.7%	42.0%	100.0%
San Bern: SANBAG	Highland city	25.7%	14.7%	18.6%	41.0%	100.0%	23.1%	16.3%	18.9%	41.7%	100.0%
San Bern: SANBAG	Loma Linda city	27.9%	16.1%	18.9%	37.0%	100.0%	22.9%	16.2%	18.8%	42.1%	100.0%
San Bern: SANBAG	Montclair city	23.2%	17.9%	18.8%	40.1%	100.0%	23.3%	16.0%	18.8%	41.8%	100.0%
San Bern: SANBAG	Needles city	42.5%	15.1%	15.4%	27.0%	100.0%	21.4%	16.3%	19.2%	43.1%	100.0%
San Bern: SANBAG	Ontario city	20.0%	17.1%	22.2%	40.6%	100.0%	23.7%	16.1%	18.5%	41.7%	100.0%
San Bern: SANBAG	San Jacinto city	11.9%	10.7%	16.7%	60.8%	100.0%	24.5%	16.8%	19.1%	39.7%	100.0%
San Bern: SANBAG	Redlands city	18.9%	14.5%	18.9%	47.8%	100.0%	23.8%	16.4%	18.8%	41.0%	100.0%
San Bern: SANBAG	Rialto city	22.0%	17.5%	20.4%	40.2%	100.0%	23.5%	16.1%	18.7%	41.8%	100.0%
San Bern: SANBAG	San Bernardino city	34.4%	18.8%	18.5%	28.3%	100.0%	22.2%	15.9%	18.9%	43.0%	100.0%
San Bern: SANBAG	Wentworth Palms city	30.6%	23.4%	20.5%	25.4%	100.0%	22.6%	15.5%	18.7%	43.3%	100.0%

# Attachment C: RHNA Subcommittee Recommendation: 110% Adjustment to Implement Fair Share Policy

## Income Allocation Using 2000 Census County MHI

## 110% Adjustment toward County Distribution

<i>Draft</i>			Income Allocation Using 2000 Census County MHI					110% Adjustment toward County Distribution				
COUNTY NEWSR	CITY		% OF VERY LOW	% OF LOW	% OF MODERATE	% OF ABOVE	Total of all Income Groups %	% OF VERY LOW	% OF LOW	% OF MODERATE	% OF ABOVE	Total of all Income Groups %
San Bern: SANBAG	Upland city		19.9%	15.0%	16.6%	48.5%	100.0%	23.7%	16.3%	19.1%	41.0%	100.0%
San Bern: SANBAG	Victorville city		29.8%	16.8%	19.0%	34.4%	100.0%	22.7%	16.1%	18.8%	42.4%	100.0%
San Bern: SANBAG	Yucaipa city		26.3%	17.1%	18.1%	38.5%	100.0%	23.0%	16.1%	18.9%	41.9%	100.0%
San Bern: SANBAG	Yucca Valley town		35.4%	20.2%	19.4%	25.0%	100.0%	22.1%	15.8%	18.8%	43.3%	100.0%
San Bern: SANBAG	Unincorporated		25.8%	18.2%	19.2%	36.9%	100.0%	23.1%	16.0%	18.8%	42.1%	100.0%
Ventura Ventura Counc	Camarillo city		19.7%	17.2%	20.5%	42.6%	100.0%	21.6%	17.6%	20.5%	40.3%	100.0%
Ventura Ventura Counc	Fillmore city		31.5%	21.5%	21.0%	26.0%	100.0%	20.4%	17.2%	20.5%	42.0%	100.0%
Ventura Ventura Counc	Moorpark city		12.9%	13.6%	18.9%	54.6%	100.0%	22.3%	18.0%	20.7%	39.1%	100.0%
Ventura Ventura Counc	Ojai city		29.5%	23.8%	17.8%	28.9%	100.0%	20.6%	16.9%	20.8%	41.7%	100.0%
Ventura Ventura Counc	Oxnard city		27.1%	22.0%	22.4%	28.5%	100.0%	20.8%	17.1%	20.3%	41.7%	100.0%
Ventura Ventura Counc	Port Hueneme city		34.4%	22.3%	23.0%	20.3%	100.0%	20.1%	17.1%	20.3%	42.5%	100.0%
Ventura Ventura Counc	ventura (Ventura) cit		25.6%	18.8%	22.7%	32.9%	100.0%	21.0%	17.4%	20.3%	41.3%	100.0%
Ventura Ventura Counc	Santa Paula city		35.2%	20.2%	19.8%	24.7%	100.0%	20.0%	17.3%	20.6%	42.1%	100.0%
Ventura Ventura Counc	Simi Valley city		14.5%	15.3%	20.8%	49.4%	100.0%	22.1%	17.8%	20.5%	39.6%	100.0%
Ventura Ventura Counc	Thousand Oaks city		14.9%	13.7%	17.7%	53.7%	100.0%	22.1%	17.9%	20.8%	39.2%	100.0%
Ventura Ventura Counc	Unincorporated		20.1%	16.1%	19.0%	44.9%	100.0%	21.5%	17.7%	20.7%	40.1%	100.0%